



## 71 John Street, Winsford, CW7 1HQ



A well presented, move in ready, two bedroom terraced property offering more space and versatility than your average home, making it an ideal purchase for first time buyers or investors alike.

The ground floor provides two reception rooms, with the back room having stairs rising to the first floor. To the rear, a fitted kitchen is complemented by a separate utility room, adding valuable practicality to the layout. Upstairs, the property offers two generous double bedrooms, along with a useful additional study area, perfect for home working or extra storage and a family bathroom.

The property is neutrally decorated throughout and benefits from uPVC double glazing, allowing buyers to move straight in with minimal work required.

Externally, there is on street parking to the front, while the rear garden is mainly laid to lawn with both a patio and stoned seating area, providing a low maintenance outdoor space. Conveniently located within walking distance of the town centre and local amenities, this is a property that combines space, flexibility and location in equal measure.

No Chain £139,000



**Lounge: 3.96m (12'12") x 2.97m (9'9")**

Having a uPVC Double Glazed window and door to the front elevation, radiator, ceiling light point.

**Reception Two: 4.17m (13'8") x 3.91m (12'10")**

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point. Leads directly through to the kitchen and Utility areas.

**Kitchen: 2.84m (9'4") x 1.98m (6'6")**

Having a range of wall and base units with complimentary worktops over, single bowl stainless steel sink with chrome mixer tap over, single oven, hob and extractor, with uPVC double glazed window to the side elevation, ceiling light point.

**Utility Room:**

Space for a washing machine and boiler housing, uPVC double glazed window to the side elevation.

**Master Bedroom: 3.91m (12'10") x 2.92m (9'7")**

Great size double room, having a uPVC double glazed window to the front elevation, radiator, ceiling light point.

**Bedroom Two: 3.25m (10'8") x 2.77m (9'1")**

With a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

**Landing View leading to Bedroom Two, Study Area & Bathroom:**

With a radiator, ceiling light point.

**Study Area:**

Located directly behind bedroom two, this space benefits from a uPVC double glazed window and ceiling light point.

**Bathroom:**

Having a white suite and comprises; white bath, low level WC and hand washbasin with a uPVC double glazed window to the rear elevation.

**Rear Garden:**

This garden has it all, lawn area, stones and flagged area, all low maintenance.








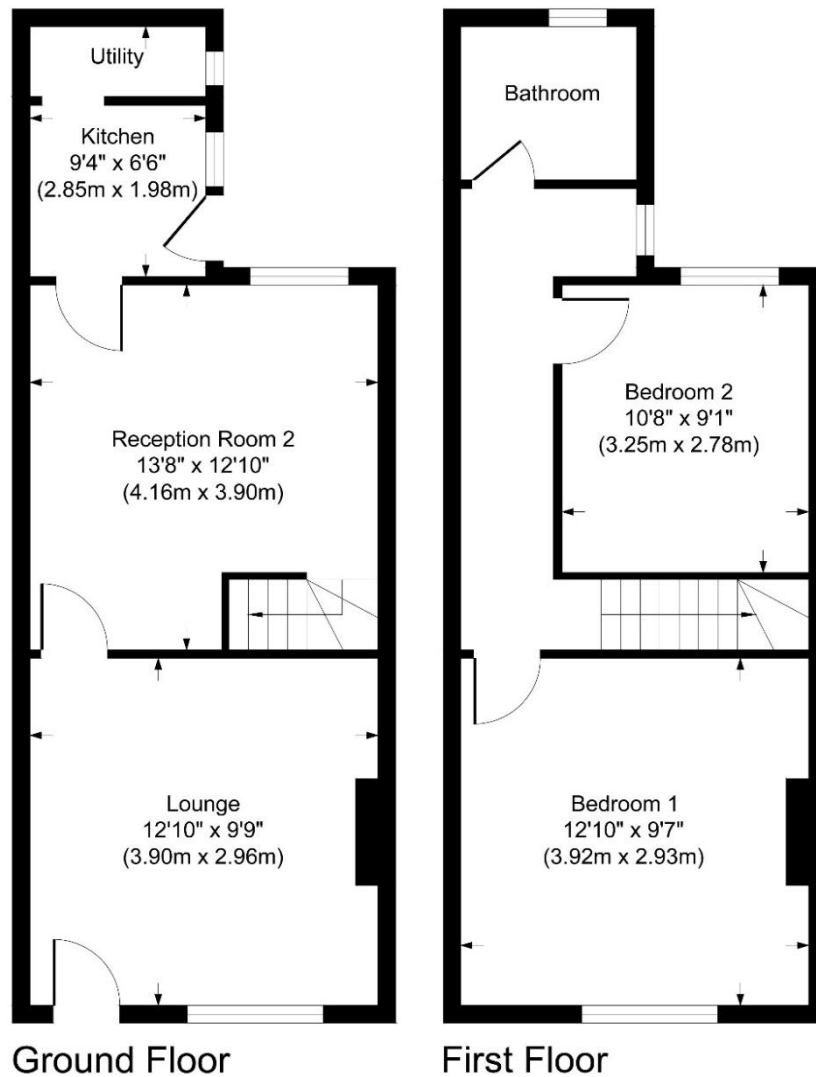
- MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- SEPARATE UTILITY
- FAMILY BATHROOM TO FIRST FLOOR
- ADDITIONAL STUDY AREA SPACE
- PRIVATE REAR GARDEN
- ON STREET PARKING
- COUNCIL TAX BAND A
- EPC RATING D

### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floorplan

**Approximate Gross Internal Area**  
**819 sq ft - 76 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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